

BK1300764  
SJB

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF OHIO  
AT COLUMBUS

IN RE:

Mark J Nicodemus  
Sheri L Nicodemus

Debtors

Case No. 13-50640

Chapter 7  
Judge Hoffman Jr.

**NOTICE OF PROPOSED**  
**ABANDONMENT OF PROPERTY**  
**(PROPERTY LOCATED AT 350**  
**SHERYL DRIVE, PICKERINGTON, OH**  
**43147)**

Please be advised that JPMorgan Chase Bank, N.A. successor by merger to Chase Home Finance, LLC successor by merger to Chase Manhattan Mortgage Corporation fka Chemical Residential Mortgage Corporation has requested the Trustee to abandon certain real estate as described below:

Property Address: 350 Sheryl Drive, Pickerington, OH 43147 – See Legal Description attached hereto as Exhibit “A”

Debt Owed Creditor: \$97,695.83 plus interest at 4.0%

Additional Liens: A lien to Bay City Investments for approximately 16,380.44.  
A lien to State of Ohio Department of Taxation for approximately 1,026.53.  
A lien to Arrow Financial Services Llc for approximately 2,549.61.  
A lien to Capital One Bank USA, N.A. for approximately 961.28.

Fair Market Value: \$120,600.00

You are notified that unless a written objection is filed with the Court and served on the

undersigned within twenty-one (21) days stating a colorable basis for said objection, the Trustee may abandon the described real estate.

/s/ Steven H Patterson, Case Attorney  
Bar Registration #0073452  
Amy D. Vogel, Esq., Attorney  
Bar Registration No. 0075169  
LERNER, SAMPSON & ROTHFUSS  
Attorneys for Movant  
PO Box 5480  
Cincinnati, OH 45201-5480  
(513) 241-3100 ext. 3373  
(513) 354-6464 fax

DATED AND MAILED: June 07, 2013

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UNITED STATES BANKRUPTCY COURT  
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IN RE:

Mark J Nicodemus  
Sheri L Nicodemus

Debtors

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**CERTIFICATE OF SERVICE OF  
NOTICE OF PROPOSED  
ABANDONMENT OF PROPERTY  
(PROPERTY LOCATED AT 350  
SHERYL DRIVE, PICKERINGTON, OH  
43147)**

The undersigned certifies that a copy of the attached Notice of Proposed Abandonment was served this date on the party whose name and address is listed below as and for NOTICE that the attached Notice of Proposed Abandonment of Property is being filed with the Court. The undersigned will present to the Court a Trustee's Abandonment of Property abandoning the real estate unless, within twenty-one (21) days after this date, a written memorandum in opposition along with a request for a hearing is filed with the Court and served on the undersigned.

DATED: June 07, 2013

/s/ Steven H Patterson, Case Attorney  
Bar Registration #0073452  
Amy D. Vogel, Esq., Attorney  
Bar Registration No. 0075169  
LERNER, SAMPSON & ROTHFUSS  
Attorneys for Movant  
PO Box 5480  
Cincinnati, OH 45201-5480  
(513) 241-3100 ext 3373  
(513) 354-6464 fax

**CERTIFICATE OF SERVICE**

The undersigned certifies that a copy of the foregoing Notice of Proposed Abandonment of Property and Certificate of Service of the Notice of Proposed Abandonment of Property of the secured creditor, JPMorgan Chase Bank, N.A. successor by merger to Chase Home Finance, LLC successor by merger to Chase Manhattan Mortgage Corporation fka Chemical Residential Mortgage Corporation , was electronically transmitted on or about June 07, 2013 via the Court's CM/ECF system to the following who are listed on the Court's Electronic Mail Notice list:

Scott R Needleman, Esq.  
5300 E Main St  
Suite 109  
Columbus, OH 43213  
j.ives@srneedleman.com

Jeffrey P. Norman, Trustee  
One Columbus  
10 West Broad Street, Suite 900  
Columbus, OH 43215-3449  
notices@ch13columbus.com

Office of the U.S. Trustee  
170 North High Street, Ste. 200  
Columbus, OH 43215  
ustpreion09.cb.ecf@usdoj.gov

The undersigned certifies that a copy of the foregoing Notice of Proposed Abandonment of Property and Certificate of Service of the Notice of Proposed Abandonment of Property of the secured creditor, JPMorgan Chase Bank, N.A. successor by merger to Chase Home Finance, LLC successor by merger to Chase Manhattan Mortgage Corporation fka Chemical Residential Mortgage Corporation , was transmitted on or about June 07, 2013 via regular U.S. mail, postage pre-paid:

Mark J Nicodemus  
350 Sheryl Drive  
Pickerington, OH 43147

Sheri L Nicodemus  
350 Sheryl Drive  
Pickerington, OH 43147

Bay City Investments  
P.O. Box 210924  
Chula Vista, CA 91921-0924

State of Ohio Department of Taxation  
150 East Gay Street, 21st floor  
C/o Attorney General Revenue  
Columbus, OH 43215

Arrow Financial Services Llc  
5996 W. Touhy Avenue  
Niles, IL 60714

Capital One Bank USA, N.A.  
15000 Capital One Drive  
Richmond, VA 23238-1119

Atlas Acquisitions LLC  
294 Union St  
Hackensack, NJ 07601

Ohio Department of Taxation  
c/o Brian M Gianangeli  
326 South High Street Annex, Ste. 201  
Columbus, OH 43215

/s/ Steven H Patterson, Case Attorney